

Landowner-Specific Narrative Summary
Melvin W. and Sharon K. Meyer

To date, ATXI has been unsuccessful in obtaining an easement from Mr. Melvin and Mrs. Sharon Meyer. The Meyers own two parcels totaling approximately 300 acres along the Quincy to Meredosia segment of the Project in Adams County, Illinois. The parcels have been designated internally as A_ILRP_QM_AD_111_ROW and A_ILRP_QM_AD_112_ROW. As summarized on ATXI Exhibit 2.1, as of March 16, 2015, ATXI has contacted, or attempted to contact, the Meyers or their counsel regarding acquiring an easement across the property on approximately 34 occasions, including 24 emails, 1 in-person meeting, 4 letters and 5 phone calls. Mr. Jordan Walker of Sever Storey represents the Meyers.

On June 12, 2013, a land agent visited the Meyers' property with a survey crew and met with Mr. and Mrs. Meyers, and their son, Shawn Meyer. Shawn Meyer was upset and hostile toward the agent. In early November 2013, a land agent met with Mr. and Mrs. Meyer at their home to present ATXI's offer of compensation. At that meeting, Mr. Meyer made it clear that no one was to enter his property for any purpose.

On November 19, 2013, ATXI received a letter of representation stating that the Meyers were represented by Jordan Walker. Mr. Walker represents a number of landowners along the Project. Rather than engaging in negotiations regarding compensation for each landowner he represents, Mr. Walker has expressed his preference to proceed to condemnation in circuit court. ATXI has reached out to Mr. Walker regarding all of the clients he represents, including the Meyers, inviting Mr. Walker to present a counteroffer, comparable sales, an appraisal and/or bin receipts or crop insurance for supporting crop damages. To date, Mr. Walker has not specifically discussed compensation for an easement on the Meyers' property with ATXI.

ATXI and Mr. Walker have negotiated certain terms to be included in a confidential settlement agreement for his clients, but this agreement has not been finalized for the Meyers.

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ATXI will continue to negotiate with Mr. Walker and the Meyers to the extent they are willing to engage in negotiations with ATXI. However, given Mr. Walker's prior reluctance to negotiate individually or to adequately substantiate the few counteroffers he has presented, ATXI believes a voluntary agreement in the time frame supportive of this line segment's in-service date is unlikely. Therefore, ATXI requests eminent domain authority for these parcels.

Agent Checklist with Landowner

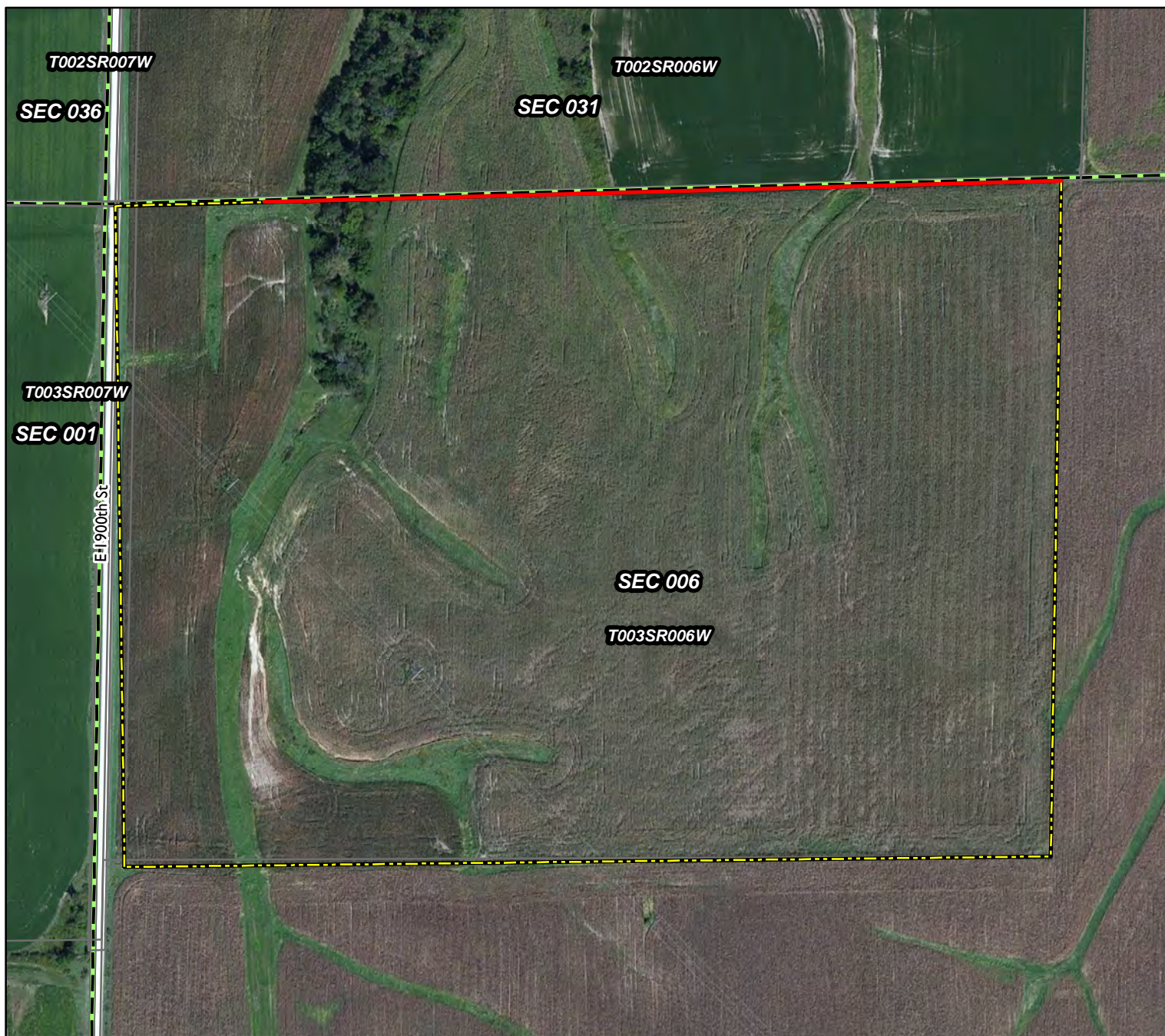
1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 11/02/2013 ☒
1/24/2014 FedEx to J Walker
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☐ N/A
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
12. Provide EMF brochure, if requested ☐ N/A
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☐
14. Agent Name (Print and Sign) Garry Taylor ☐
Prepared by: J A Myers
GAMyers

Adams County, IL

Adams, IL

Tax ID: 150004400000



Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



0 0.0125 0.025 0.05 0.075 0.1 0.125 Miles

MEYER, SHARON K

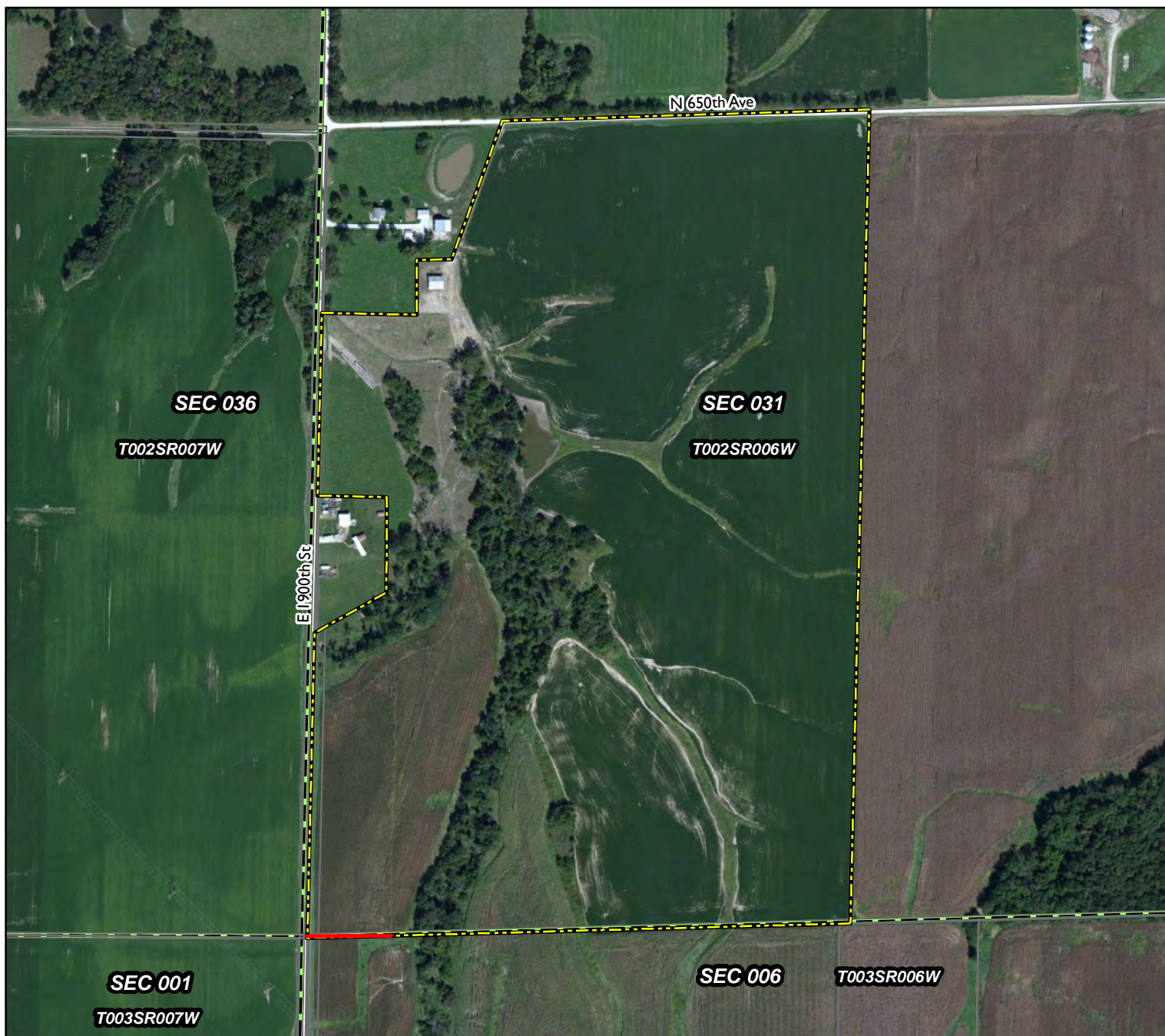
Tract No.:A_ILRP_QM_AD_111

Date: 4/1/2014

Adams County, IL

Adams, IL

Tax ID: 140035400200



Ameren - Illinois Rivers



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2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



0 0.0225 0.045 0.09 0.135 0.18 0.225 Miles

MEYER, SHARON K

Tract No.:A_ILRP_QM_AD_112

Date: 4/1/2014

EXHIBIT "A"

A 6.060 ACRE TRACT OF LAND SITUATED IN THE WEST 103.46 ACRES OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 WEST AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 WEST OF THE 4TH PRINCIPAL MERIDIAN, ADAMS COUNTY, ILLINOIS, AND BEING PART OF A TRACT OF LAND DESCRIBED AS TRACT III IN DEED TO MELVIN W. MEYER AND SHARON K. MEYER, RECORDED IN DOCUMENT NO. 2011R-07573 OF THE DEED RECORDS OF ADAMS COUNTY, ILLINOIS (D.R.A.C.I.) AND DESCRIBED IN DEED TO MELVIN W. MEYER AND SHARON K. MEYER, RECORDED IN DOCUMENT NO. 2011R-07575, D.R.A.C.I., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1-INCH IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 31, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1158948.94, E:2021330.33;

THENCE NORTH 01 DEGREES 19 MINUTES 45 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 75.09 FEET TO A POINT FOR CORNER, FROM WHICH A 1-INCH IRON PIPE FOUND AT THE WEST 1/4 CORNER OF SAID SECTION 31 BEARS NORTH 01 DEGREES 19 MINUTES 45 SECONDS EAST, A DISTANCE OF 2,568.14 FEET;

THENCE NORTH 88 DEGREES 31 MINUTES 58 SECONDS EAST, LEAVING SAID WEST LINE, A DISTANCE OF 1,781.89 FEET TO A POINT FOR CORNER IN THE OCCUPIED LINE OF SAID TRACT III AND A TRACT OF LAND DESCRIBED AS TRACT I IN DEED TO STEVEN DONALD LOOS, RECORDED IN VOLUME 526, PAGE 43, D.R.A.C.I., FROM WHICH A RAILROAD SPIKE FOUND AT THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 BEARS NORTH 28 DEGREES 29 MINUTES 41 SECONDS EAST, A DISTANCE OF 2,976.21 FEET;

THENCE SOUTH 01 DEGREES 06 MINUTES 40 SECONDS WEST, ALONG SAID OCCUPIED LINE OF TRACT III AND TRACT I, A DISTANCE OF 75.08 FEET TO THE SOUTH COMMON CORNER OF SAID TRACT III AND TRACT I;

THENCE SOUTH 88 DEGREES 31 MINUTES 58 SECONDS WEST, ALONG NORTH LINE OF SECTION 6, A DISTANCE OF 44.18 FEET TO THE NORTH COMMON CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO MELVIN W. MEYER AND SHARON K. MEYER, RECORDED IN DOCUMENT NO. 2011R-07575, D.R.A.C.I. AND A TRACT OF LAND DESCRIBED IN DEED TO MARY L. GALLAHER BRADSHAW, RECORDED IN VOLUME 521, PAGE 2164, D.R.A.C.I.;

THENCE SOUTH 01 DEGREES 28 MINUTES 14 SECONDS WEST, ALONG THE OCCUPIED LINE OF SAID MEYER TRACT AND BRADSHAW TRACT, A DISTANCE OF 75.10 FEET TO A POINT FOR CORNER;

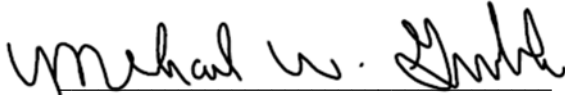
THENCE SOUTH 88 DEGREES 31 MINUTES 58 SECONDS WEST, LEAVING SAID OCCUPIED LINE OF SAID MEYER TRACT AND BRADSHAW TRACT, A DISTANCE OF 1,735.43 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 30 MINUTES 52 SECONDS WEST, A DISTANCE OF 2.02 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID SECTION 6, FROM WHICH A 1-INCH IRON PIPE FOUND AT THE WEST 1/4 CORNER OF SAID SECTION 6 BEARS SOUTH 01 DEGREES 03 MINUTES 09 SECONDS WEST, A DISTANCE OF 2,320.40 FEET;

EXHIBIT "A"

THENCE NORTH 01 DEGREES 03 MINUTES 09 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 75.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 263,982 SQUARE FEET OR 6.060 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.

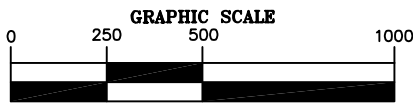


MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE:07/10/2014



EXHIBIT "A"



(IN FEET)
1 INCH = 500 FT

TRACT 8
JASON VOLLMER
VOLUME 522, PAGE 2549
D.R.A.C.I.

AND
JAMIE AXELSEN
VOLUME 522, PAGE 2548
D.R.A.C.I.

AND
KURT HOFMEISTER
VOLUME 522, PAGE 2547
D.R.A.C.I.

AND
VELMA P. VOLLMER, NEAL LOUIS NULL,
NYLA LOUISE NULL TOMPKINS,
NORMAN ELLIS NULL,
NEDRA LEA NULL ORR,
NOLEN LEROY NULL, NED LYNN NULL
CAUSE NO. 81 P 306
C.R.A.C.I.

AND
LOUIS VOLLMER
ORIGINALLY DESCRIBED IN
VOLUME 224, PAGE 418
D.R.A.C.I.
A_ILRP_QM_AD_105

TRACT 9
JASON VOLLMER
VOLUME 522, PAGE 2549
D.R.A.C.I.

AND
JAMIE AXELSEN
VOLUME 522, PAGE 2548
D.R.A.C.I.

AND
KURT HOFMEISTER
VOLUME 522, PAGE 2547
D.R.A.C.I.

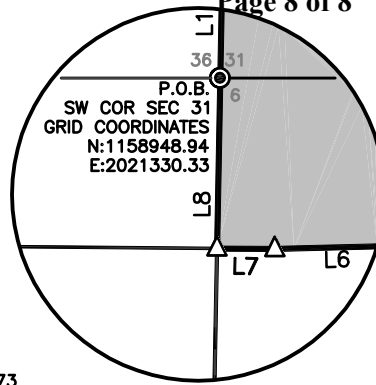
AND
VELMA P. VOLLMER,
NEAL LOUIS NULL,
NYLA LOUISE NULL TOMPKINS,
NORMAN ELLIS NULL,
NEDRA LEA NULL ORR,
NOLEN LEROY NULL, NED LYNN NULL
CAUSE NO. 81 P 306
C.R.A.C.I.

AND
LOUIS VOLLMER
ORIGINALLY DESCRIBED IN
VOLUME 280, PAGE 357
D.R.A.C.I.
A_ILRP_QM_AD_105

SECTION 31
TOWNSHIP 2S
RANGE 6W

TRACT III
MELVIN W. MEYER
AND SHARON K. MEYER
DOCUMENT NO. 2011R-07573
D.R.A.C.I.
A_ILRP_QM_AD_111

PROPOSED VARIABLE
WIDTH EASEMENT
6.060 ACRES
(263,982 S.F.)



(NOT TO SCALE)

TRACT I
STEVEN DONALD LOOS
VOLUME 526, PAGE 43
D.R.A.C.I.
A_ILRP_QM_AD_114

SECTION 6
TOWNSHIP 3S
RANGE 6W

MELVIN W. MEYER
AND SHARON K. MEYER
DOCUMENT NO. 2011R-07575
D.R.A.C.I.
A_ILRP_QM_AD_111

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N01°19'45"E	75.09'
L2	N88°31'58"E	1781.89'
L3	S01°06'40"W	75.08'
L4	S88°31'58"W	44.18'
L5	S01°28'14"W	75.10'
L6	S88°31'58"W	1735.43'
L7	N89°30'52"W	2.02'
L8	N01°03'09"E	75.00'

LEGEND

C.R.A.C.I.

D.R.A.C.I.

P.O.B.

P.O.R.

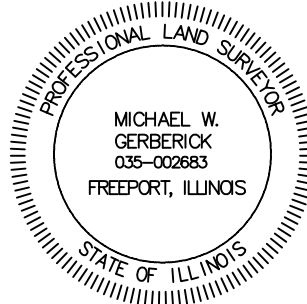


2 1
11 12

COURT RECORDS
ADAMS COUNTY, ILLINOIS
DEED RECORDS
ADAMS COUNTY, ILLINOIS
POINT OF BEGINNING
POINT OF REFERENCE
1" IRON PIPE FOUND
CALCULATED POINT

TYPICAL SECTION CORNER

SECTION LINE
SUBJECT PROPERTY LINE
PROPERTY LINE
PROPOSED EASEMENT CENTERLINE
PROPOSED EASEMENT



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
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LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

- THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
- REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 03 OF 03

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 07/10/2014
SCALE: 1" = 500'
TRACT ID: A_ILRP_QM_AD_111
DRAWN BY: TJC



150' TRANSMISSION
LINE EASEMENT
QUINCY TO MEREDOSIA
SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 WEST
SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 WEST
OF THE 4TH PRINCIPAL MERIDIAN
ADAMS COUNTY, ILLINOIS